

Schedule of properties as at 31 December 2017

Except for seven properties in Romania, which are valued by Colliers Valuation and Advisory Romania, all the other properties have been fair valued by Cushman and Wakefield valuation firms from Romania, Poland, Slovakia, Bulgaria, Croatia, Hungary, Czech Republic and Serbia.

No.	Property name	Year opened/ acquired	Type	Location	Ownership	Weighted by ownership					
						GLA m ²	GLA m ²	Valuation/ Cost to date €m	Passing rent €m	Average rental €/ m ² / month	Occupancy
INCOME PRODUCING PROPERTIES						1 855 700	1 801 000	4 837.2	327.6	15.2	96.5%
RETAIL						1 605 000	1 582 100	4 365.3	290.9	15.3	96.2%
1	Bonarka City Center^	2009/ 2016	Super-Regional Mall	Poland	100%	72 700	72 700	375.2	20.0	22.9	96.8%
2	Mega Mall	2015	Super-Regional Mall	Romania	100%	75 800	75 800	306.1	19.0	20.9	97.9%
3	Arena Plaza	2007/ 2017	Super-Regional Mall	Hungary	100%	66 000	66 000	285.9	17.8	22.5	94.4%
4	Paradise Center	2013/ 2017	Super-Regional Mall	Bulgaria	100%	82 000	82 000	254.7	15.7	16.0	88.5%
5	Arena Centar	2010/ 2016	Super-Regional Mall	Croatia	100%	61 600	61 600	226.1	15.3	20.7	95.4%
6	City Park	2008/ 2013	Regional Mall	Romania	100%	52 100	52 100	181.8	12.8	20.5	97.1%
7	Serdika Center	2010/ 2017	Regional Mall	Bulgaria	100%	51 500	51 500	161.4	12.6	20.4	99.1%
8	Promenada Mall	2013/ 2014	Lifestyle Centre	Romania	100%	39 400	39 400	196.0	12.0	25.4	99.4%
9	Aupark Kosice Mall	2011/ 2014	Regional Mall	Slovakia	100%	33 800	33 800	166.2	9.9	24.4	95.2%
10	Galeria Warminska	2014/ 2016	Regional Mall	Poland	100%	42 700	42 700	156.1	9.5	18.5	99.8%
11	Karolinka Shopping Centre	2008/ 2015	Regional Mall	Poland	100%	70 100	70 100	150.1	9.2	10.9	97.4%
12	Shopping City Timisoara	2015-2016	Regional Mall	Romania	100%	56 900	56 900	120.2	8.6	12.6	100.0%
13	Shopping City Sibiu	2006/ 2016	Super-Regional Mall	Romania	100%	78 200	78 200	116.9	8.5	9.1	96.4%
14	Aupark Zilina	2010/ 2013	Regional Mall	Slovakia	100%	25 100	25 100	124.8	8.1	26.9	100.0%
15	Iris Titan Shopping Center	2008/ 2015	Community Centre	Romania	100%	45 000	45 000	96.8	7.5	13.9	99.7%
16	Focus Mall Zielona Gora	2008/ 2016	Regional Mall	Poland	100%	28 800	28 800	119.5	7.4	21.4	96.6%
17	Alfa Centrum Bialystok	2008/ 2017	Regional Mall	Poland	100%	37 000	37 000	93.3	7.1	16.0	97.5%
18	Shopping City Galati	2013	Regional Mall	Romania	100%	49 100	49 100	101.8	6.5	11.0	84.9%
19	Shopping City Deva	2007/ 2013	Regional Mall	Romania	100%	52 500	52 500	77.7	6.5	10.3	100.0%
20	Braila Mall	2008/ 2009	Regional Mall	Romania	100%	55 400	55 400	78.8	6.1	9.2	97.2%
21	Forum Ústí nad Labem	2009/ 2016	Regional Mall	Czech Republic	100%	27 800	27 800	87.9	5.4	16.2	97.1%
22	Forum Liberec Shopping Centre	2009/ 2016	Regional Mall	Czech Republic	100%	46 900	46 900	83.5	5.3	9.4	86.1%
23	Pogoria Shopping Centre	2008/ 2015	Regional Mall	Poland	100%	36 800	36 800	77.8	5.0	11.3	95.7%
24	Solaris Shopping Centre	2009/ 2015	Regional Mall	Poland	100%	17 300	17 300	60.7	4.3	20.7	98.3%
25	Focus Mall Piotrkow Trybunalski	2009/ 2016	Regional Mall	Poland	100%	35 200	35 200	49.4	4.1	9.7	88.1%
26	Galeria Wolomin*	2016	Regional Mall	Poland	90%	30 700	30 700	58.7	4.0	10.9	92.5%
27	Vulcan Value Centre	2014	Community Centre	Romania	100%	24 600	24 600	56.8	4.0	13.6	100.0%
28	Pitesti Retail Park	2007/ 2010	Community Centre	Romania	100%	24 800	24 800	35.1	3.8	12.8	100.0%
29	Ploiesti Shopping City	2012	Regional Mall	Romania	50%	45 800	22 900	51.0	3.6	13.1	95.3%
30	Shopping City Piatra Neamt	2016	Regional Mall	Romania	100%	28 000	28 000	47.9	3.5	10.4	100.0%
31	Kragujevac Plaza	2012/ 2014	Regional Mall	Serbia	100%	22 200	22 200	41.9	3.4	12.8	96.6%
32	Shopping City Targu Jiu	2014	Regional Mall	Romania	100%	27 100	27 100	44.1	3.3	10.1	99.8%
33	Shopping City Ramnicu Valcea	2017	Regional Mall	Romania	100%	28 200	28 200	42.1	2.9	8.6	95.3%
34	Korzo Shopping Centre	2010-2011/ 2016	Community Centre	Slovakia	100%	16 100	16 100	39.1	2.9	15.0	98.7%
35	Platan Shopping Centre	2003/ 2015	Regional Mall	Poland	100%	22 700	22 700	44.1	2.8	10.3	97.4%
36	Aupark Shopping Center Piestany	2010/ 2016	Community Centre	Slovakia	100%	10 300	10 300	41.0	2.7	21.8	98.0%
37	Galeria Tomaszow*	2016	Regional Mall	Poland	85%	18 400	18 400	32.1	2.6	11.8	98.5%
38	Severin Shopping Center	2009/ 2013	Regional Mall	Romania	100%	22 600	22 600	34.3	2.4	8.8	99.7%
39	Aurora Shopping Mall	2008/ 2014	Regional Mall	Romania	100%	18 000	18 000	15.5	2.2	10.2	99.7%
40-46	Regional strip centres	2007-2014	Strip Centres	Romania	100%	25 800	25 800	32.9	2.6	8.4	100.0%
OFFICE						222 900	191 100	455.7	34.8	15.2	98.2%
47	Floreasca Business Park	2009/ 2010	Office	Romania	100%	36 300	36 300	108.3	7.9	18.1	99.4%
48	City Business Centre	2007-2015/ 2015	Office	Romania	100%	47 800	47 800	97.1	7.9	13.8	97.9%
49	The Lakeview	2010/ 2013	Office	Romania	100%	25 600	25 600	74.5	5.4	17.6	98.8%
50	The Office Cluj-Napoca	2014-2015-2017	Office	Romania	50%	63 600	31 800	61.1	5.1	13.4	99.0%
51	Serdika Office	2011 / 2017	Office	Bulgaria	100%	28 500	28 500	51.1	3.9	11.4	95.2%
52	Victoriei Office	2017	Office	Romania	100%	7 800	7 800	40.7	2.7	28.8	99.2%
53	Aupark Kosice Tower	2012/ 2014	Office	Slovakia	100%	12 900	12 900	21.2	1.8	11.6	100.0%
54	Rockcastle House	1980/ 2015	Office	United Kingdom	100%	400	400	1.7	0.1	20.8	53.9%
INDUSTRIAL						27 800	27 800	16.2	1.9	5.7	98.0%
55	Rasnov Industrial Facility	2007	Industrial	Romania	100%	23 000	23 000	11.6	1.3	4.7	97.6%
56	Otopeni Warehouse	2010	Industrial	Romania	100%	4 800	4 800	4.6	0.6	10.4	100.0%

*The Group holds 90% interest in Galeria Wolomin and 85% in Galeria Tomaszow. Galeria Wolomin and Galeria Tomaszow are accounted for at 100% in the IFRS financial statements and a corresponding 10% and 15% non-controlling interest is included in Equity.

^ Auchan, a major tenant, owns their premises of 20,600sqm. Total GLA of the property including this premises is 93,300sqm.

The schedule of properties excludes the non-core properties held for sale which have a market value of €10.2 as at 31 December 2017.

Schedule of properties as at 31 December 2017

No.	Property name	Type	Location	Ownership	Weighted by ownership			
					GLA m ²	GLA m ²	Valuation/ Cost to date €m	Estimated Passing rent* €m
TOTAL DEVELOPMENTS AND LAND BANK					298 600	294 600	203.4	15.8
DEVELOPMENTS UNDER CONSTRUCTION					78 200	78 200	76.6	15.8
57	Promenada Novi Sad - Phase I	Development	Serbia	100%	49 400	49 400	62.3	10.5
35	Platan Shopping Centre	Extension	Poland	100%	17 000	17 000	9.7	2.8
24	Solaris Shopping Centre	Extension	Poland	100%	9 000	9 000	3.9	2.2
40	Vaslui strip centre	Extension	Romania	100%	2 800	2 800	0.7	0.3
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING[^]					220 400	216 400	89.0	
8	Promenada Mall	Extension	Romania	100%	60 000	60 000	34.4	
5	Arena Centar	Extension	Croatia	100%	27 900	27 900	19.2	
58	Shopping City Targu Mures - Phase I	Development	Romania	100%	32 900	32 900	14.1	
59	Shopping City Satu Mare	Development	Romania	100%	28 700	28 700	11.5	
60-61	Retail parks (Krusevac and Sabac)	Development	Serbia	100%	22 200	22 200	5.5	
39	Aurora Shopping Mall	Extension	Romania	100%	5 900	5 900	2.8	
29	Ploiesti Shopping City	Extension	Romania	50%	8 000	4 000	1.0	
16	Focus Mall Zielona Gora	Redevelopment	Poland	100%	14 700	14 700	0.5	
23	Pogoria Shopping Centre	Extension	Poland	100%	1 100	1 100	-	
13	Shopping City Sibiu	Extension	Romania	100%	9 700	9 700	-	
34	Korzo Shopping Centre	Extension	Slovakia	100%	9 300	9 300	-	
Land held for future developments and extensions							37.8	

* Estimated rental value for developments

[^]The developments under permitting and pre-leasing's GLA depends on permitting.